



REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Tuesday, August 6, 2019

The Plan Commission meeting was called to order by Acting Chairman Morrissette at 6:00 p.m.

PRESENT. Randy Morrissette, Mary Claire Potter, Frank Rhoades and Fred Yoerg.

ABSENT. Pat Casanova, Rich O'Connor and Kurt TeWinkel.

OTHERS PRESENT. Emily Boles, Tiffany Weiss, and others present.

Discussion and possible action on July 23, 2019 meeting minutes. Motion by Potter, seconded by Rhoades to approve the minutes of the July 23, 2019 Plan Commission meeting. All Ayes (4). Motion Carried.

**UNFINISHED BUSINESS.**

None.

**NEW BUSINESS.**

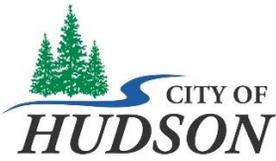
Discussion and possible action on a certified survey map (CSM) for 815 Wisconsin Street – Willow River Cemetery Association. Ron Kapaun, Willow River Cemetery Association President, and Mike Miller, Willow River Cemetery caretaker, discussed the purpose of dividing the lot. Discussion was held regarding cemetery funds and limitation of the proposed parcel from burial use. Motion by Yoerg, seconded by Potter to approve the certified survey map with the following condition(s):

1. That the connection to and the cost of installing utilities will be the responsibility of whomever builds upon the property.
2. The property is currently zoned R-1, Single Family Residential, and the garage on its own is not permitted. A single-family structure is required before the garage is used independently of the cemetery or a new home as per Municipal Code §255-28(C).

Discussion: Rhoades asked what would happen with the current garage on the site. Kapaun stated that the garage will be removed. All Ayes (4). Motion Carried.

Discussion and possible action on concept development plans for Hudson Hospital EMS Garage at 2800 Center Drive – Hudson Memorial Hospital Inc. Weiss presented the staff report and project. Yoerg confirmed the project site was the current vacant lot near the hospital. Discussion was held regarding the project size meeting the hospital's needs. Motion by Yoerg, seconded by Potter to approve the concept development plans for the Hudson Hospital EMS Garage at 2800 Center Drive with the following condition(s):

1. That the parcels for 2720 and 2800 Center Drive be merged with the hospital's main property at 401 Stageline Road so that land use compliance is achieved under the Conditional Use Permit that is linked to 401 Stageline Road.
2. That all site improvements adhere to the approved development and construction process within the city.



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3. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
4. Property owner must obtain final development plan approval from the Plan Commission and Common Council.

All Ayes (4). Motion Carried.

**COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.**

Yoerg requested that regulations and licensing for Airbnbs be researched.

**ADJOURNMENT.**

Motion by Yoerg, seconded by Rhoades to adjourn at 6:12p.m. All Ayes (4). Motion Carried.

Respectfully submitted,  
Emily Boles, Acting Secretary